



गोवा GOA

18 MAY 2022

698968

Serial No. 03750/23 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 500/- (Rupee Five Hundred only)
Name of Purchaser: Anand Vas Construction Pvt Ltd
Address: Vasco Name of Father
Purpose: Transacting Parties.....
There is no one single Paper for the value of Rs.....
Additional: Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.



Signature of Purchaser

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of **M/s Anand Bose Constructions Pvt. Ltd.**, a private limited company registered under CIN U45201GA2001PTC003017 dated 24.08.2001 at Panaji, Goa under the Companies Act 1956, having its office at # 801, 8th Floor, Anand Square – B, Near Sanjeevani Hospital, Baina, Vasco da Gama 403802, promoter of the project named '**ANAND ELITE**' represented herein by it's authorised representative **Ms. Inseyah Ali**, daughter of Late Capt. Iqbal Ahmed Ali, aged 47 years, married, service, resident of H.No. 289, Queeny Estate, Behind Rangavi Estate, Issorcim, Dabolim, Goa 403801 vide Board Resolution dated 16th May, 2022 ,


We do hereby solemnly declare, undertake and state as under:-

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- (1) That **M/s Anand Bose Constructions Pvt. Ltd.** has a legal title to the plot bearing survey **No. 88/1-B** on the land on which the development of the project namely '**Anand Elite**' is proposed.
 - (2) That the project land is free from all encumbrances.
 - (3) That the time period within which the project shall be completed by **M/s Anand Bose Constructions Pvt. Ltd.** is **30/ 04/ 2025** ;
 - (4) That seventy per cent of the amounts realised by **M/s Anand Bose Constructions Pvt. Ltd.** for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
 - (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017.
 - (6) That **M/s Anand Bose Constructions Pvt. Ltd.** shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliances with the proportion to the percentage of completion of the project.
 - (7) That **M/s Anand Bose Constructions Pvt. Ltd.** shall take all the pending approvals on time, from the competent authorities.
 - (8) That **M/s Anand Bose Constructions Pvt. Ltd.** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.
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- (9) That **M/s Anand Bose Constructions Pvt. Ltd.** has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That **M/s Anand Bose Constructions Pvt. Ltd.** Promoter, shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 19th day of May, 2022 at Vasco da Gama.

Deponent


Inseyah Ali

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

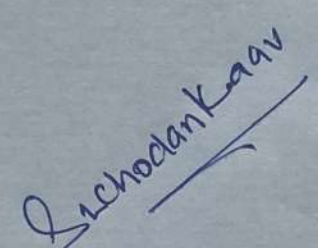
Verified by me at Vasco da Gama on this 19th day of May, 2022

Deponent


Inseyah Ali

Solemnly affirmed before me by
Ms. Inseyah Ali
who is identified to me by Aadhar
No. [REDACTED]
To whom I personally know.




Adv Sushma L. Chodankar
NOTARY
Mormugao, Goa
Off: 4, Our Lady of Guia Bldg.
Third Floor, Above Tax Office
F. L. Gomes Road
Vasco-da-Gama-403802

Date: 19-05-2022
Reg. No.: 481/2022